

PROPERTY LOCATION

No	Alt No	Direction/Street/City
86	-88	BROOKS AVE, ARLINGTON

OWNERSHIP

Owner 1:	DEDEKIAN ARMEN			
Owner 2:	ORDIAN SVETLANA U			
Owner 3:				
Street 1:	88 BROOKS AVE			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	DEDEKIAN ARMEN/TRUSTEE -		
Owner 2:	LAKE REALTY TRUST -		
Street 1:	88 BROOKS AVE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 7,319 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 3197 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.16802	Total SF/SM:	7319
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7319.000	526,800	5,100	511,700	1,043,600
Total Card	0.168	526,800	5,100	511,700	1,043,600
Total Parcel	0.168	526,800	5,100	511,700	1,043,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		326.46	/Parcel: 326.4

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	526,900	5100	7,319.	511,700	1,043,700	1,043,700	Year End Roll	12/18/2019
2019	104	FV	404,000	5100	7,319.	543,600	952,700	952,700	Year End Roll	1/3/2019
2018	104	FV	404,000	5100	7,319.	396,500	805,600	805,600	Year End Roll	12/20/2017
2017	104	FV	378,900	5100	7,319.	345,400	729,400	729,400	Year End Roll	1/3/2017
2016	104	FV	378,900	5100	7,319.	294,200	678,200	678,200	Year End	1/4/2016
2015	104	FV	317,600	5100	7,319.	287,800	610,500	610,500	Year End Roll	12/11/2014
2014	104	FV	317,600	5100	7,319.	236,600	559,300	559,300	Year End Roll	12/16/2013
2013	104	FV	330,300	5100	7,319.	225,100	560,500	560,500		12/13/2012

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2015	Permit Insp	PC	PHIL C
4/20/2009	Meas/Inspect	163	PATRIOT
9/20/1999	Meas/Inspect	197	PATRIOT
10/1/1981		KM	

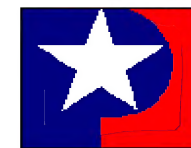
Sign:

VERIFICATION OF VISIT NOT DATA

ed	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
657						511,700	
511,657	Spl Credit					Total: 511,700	

april 2021

APPRAISED: 1,043,600 / 1,043,600
USE VALUE: 1,043,600 / 1,043,600
ASSESSED: 1,043,600 / 1,043,600



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	4667
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
0	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

!497!

PRINT

Date	Time
12/10/20	16:16:51

LAST REV

Date	Time
05/15/17	11:01:4

ekelly
497

